

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction: April 26, 2005  
Public Hearing: May 17, 2005

**CONTACT PERSON/PHONE:** Fred Lopez, 541-4925

**DISTRICT(S) AFFECTED:** 4

**SUBJECT:**

An Ordinance changing the zoning of a portion of Tracts 1D, 2D, 3D, and 4D, First Supplemental Map of Parkland Addition and a portion of Lot 1, Block 1, Golberg and Lehman, El Paso, El Paso County, Texas from A-O/sc (Apartment/Office/special contract), C-1/sc (Commercial/special contract), and C-4/sc (Commercial /special contract) to R-5/sc (Residential/special contract). The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code. Applicant: G & L Joint Venture. ZON05-00014 (District 4)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation for R-5 (Residential)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

JOE WARDY  
MAYOR

***CITY COUNCIL***

SUSAN AUSTIN  
DISTRICT NO. 1

ROBERT A. CUSHING, JR.  
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO  
DISTRICT NO. 3

JOHN F. COOK  
DISTRICT NO. 4

PRESI ORTEGA  
DISTRICT NO. 5

PAUL J. ESCOBAR  
DISTRICT NO. 6

VIVIAN ROJAS  
DISTRICT NO. 7

ANTHONY W. COBOS  
DISTRICT NO. 8



GEORGE G. SARMIENTO, AICP  
DIRECTOR

**PLANNING, RESEARCH &  
DEVELOPMENT DEPARTMENT**

April 18, 2005

**TO:** The Honorable Mayor and City Council  
Ms. Joyce A. Wilson

**FROM:** Fred Lopez, Planner II / Zoning Coordinator

**SUBJECT:** ZON05-00014

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The City Plan Commission (CPC), on April 07, 2005, voted **6 - 0** to recommend **APPROVAL** of this rezoning request from C-4/sc (Commercial/special contract), C-1/sc (Commercial/special contract), and A-O/sc (Apartment/Office/special contract) to R-5 (Residential) in order to permit single-family residential development.

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There was **NO OPPOSITION** to this request at the CPC Hearing.

## **STAFF REPORT**

**Rezoning Case:** ZON05-00014

**Property Owner(s):** G & L Joint Venture

**Applicant(s):** G & L Joint Venture

**Representative(s):** Del Rio Engineering Inc.

**Legal Description:** A portion of Tracts 1D, 2D, 3D, and 4D, First Supplemental Map of Parkland Addition and a portion of Lot 1, Block 1, Golberg and Lehman

**Location:** East of Cross Street and South of Quail Avenue

**Representative District:** # 4

**Area:** 30.44 Acres

**Present Zoning:** C-4/sc (Commercial/special contract),  
C-1/sc (Commercial/special contract),  
A-O/sc (Apartment/Office/special contract)

**Present Use:** Vacant

**Proposed Zoning:** A-2 (Apartment)

**Proposed Use:** Single-family residential development

**Recognized Neighborhood Associations Contacted:** Northeast Civic Association, Northeast Healthy Communities

**Surrounding Land Uses:**

<b>North -</b>	R-4 (Residential) / residential
<b>South -</b>	C-4/sc (Commercial/special contract) / vacant
<b>East -</b>	C-4/sc (Commercial/special contract) / commercial
<b>West-</b>	R-4 (Residential), R-3A (Residential) / residential

**Year 2025 Designation:** Residential (Northeast Planning Area)

**CITY PLAN COMMISSION HEARING, April 07, 2005,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**Zoning Case: ZON05-00014**

**General Information:**

The applicant is requesting a rezoning from C-4/sc (Commercial/special contract), C-1/sc (Commercial/special contract), and A-O/sc (Apartment/Office/special contract) to A-2 (Apartment) in order to permit single-family residential development. The property is 30.44 acres in size and is currently vacant. The proposed site plan shows 143 single-family residential lots to be located on the site. Access is proposed via Cross Street. There are zoning conditions currently imposed on this property which are attached to this report as Enclosure 1.

**Information to the Commission:**

The Planning Department has received no calls or letters in support or opposition to this application.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from C-4 (Commercial) to A-2 (Apartment).

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso “provide a pattern of commercial and office development which best serves the community needs and which complements and serves all other land uses.”

**The Year 2025 Projected General Land Use Map** for the **Northeast** Planning Area designates this property for **Residential** land uses.

**A-2 (Apartment) zoning** permits single-family residential and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the A-2 (Apartment) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will single-family residential development be compatible with adjacent land uses?

**Information To The Applicant:**

Building Permits and Inspections Department Notes:

No zoning comments.

Engineering Department, Development Division Notes:

See Enclosure 1.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

No comments.

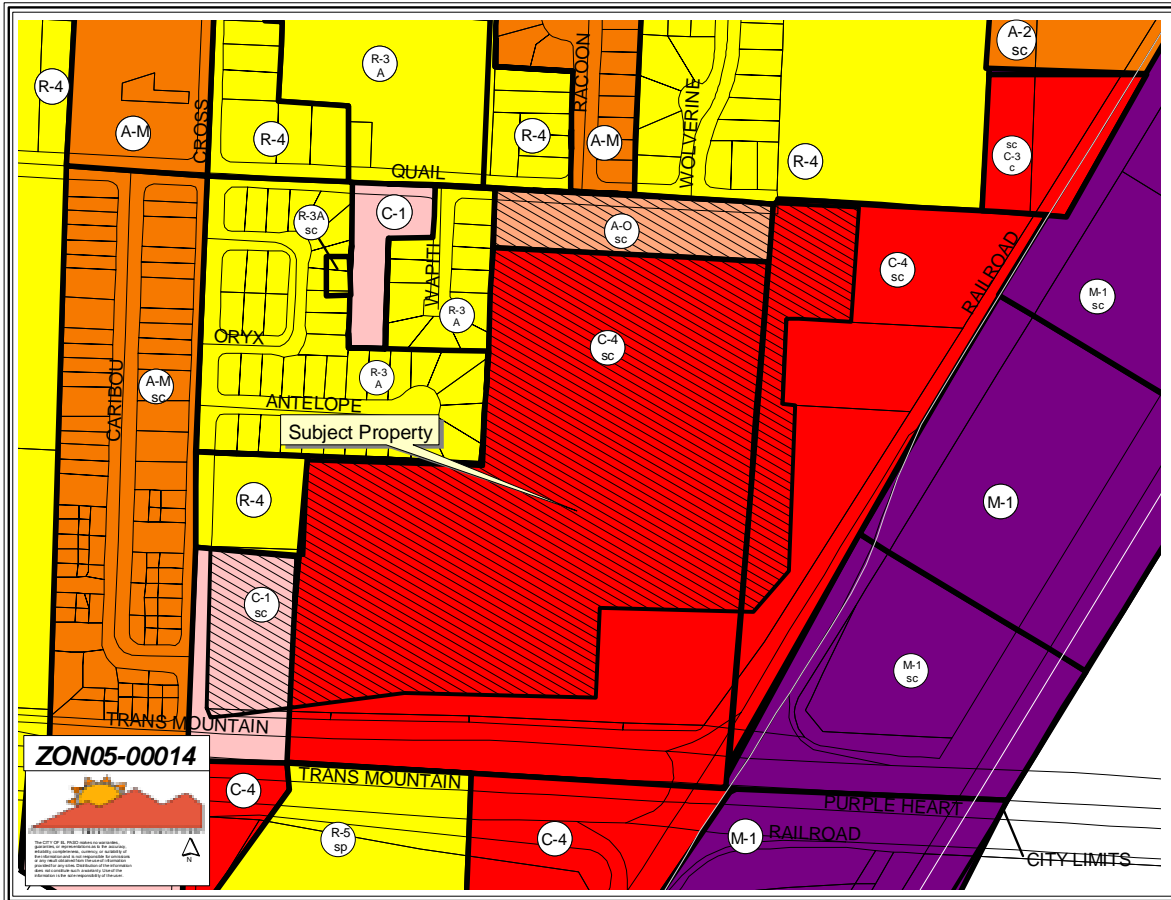
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Northeast Planning Area designates this property for Residential land uses.
- B. A-2 (Apartment) zoning permits single-family residential and is compatible with adjacent development.

**ATTACHMENT:** Site Plan; Enclosure 1.

**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

## LOCATION MAP



## AERIAL MAP



## GENERALIZED PLOT PLAN





ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACTS 1D, 2D, 3D, AND 4D, FIRST SUPPLEMENTAL MAP OF PARKLAND ADDITION AND A PORTION OF LOT 1, BLOCK 1, GOLBERG AND LEHMAN, EL PASO, EL PASO COUNTY, TEXAS FROM A-O/SC (APARTMENT/OFFICE/SPECIAL CONTRACT), C-1/SC (COMMERCIAL/SPECIAL CONTRACT), AND C-4/SC (COMMERCIAL /SPECIAL CONTRACT) TO R-5/SC (RESIDENTIAL/SPECIAL CONTRACT). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

*That the zoning of a portion of Tracts 1D, 2D, 3D, and 4D, First Supplemental Map of Parkland Addition and a portion of Lot 1, Block 1, Golberg and Lehman, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from A-O/sc (Apartment/Office/special contract), C-1/sc (Commercial/special contract), and C-4/sc (Commercial/special contract) to R-5/sc (Residential/special contract), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.*

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2005.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Joe Wardy  
Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen,  
City Clerk

*(additional signatures on the following page)*

**APPROVED AS TO FORM:**



\_\_\_\_\_  
Matt Watson, Assistant City Attorney

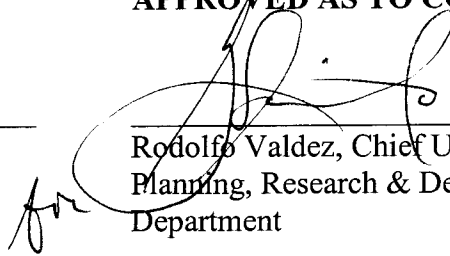
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**APPROVED AS TO CONTENT:**



\_\_\_\_\_  
Fred Lopez, Zoning Coordinator  
Planning, Research & Development  
Department

**APPROVED AS TO CONTENT:**



\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development  
Department

A portion of Tracts 1D, 2D, 3D and 4D,  
First Supplemental Map of Parkland Addition,  
and a portion of Lot 1, Block 1,  
Goldberg & Lehman Subdivision,  
City of El Paso, El Paso County, Texas  
March 14, 2005

# **METES AND BOUNDS DESCRIPTION** Exhibit "A"

**FIELD NOTE DESCRIPTION** of a portion of Tracts 1D, 2D, 3D and 4D, First Supplemental Map of Parkland Addition, and a portion of Lot 1, Block 1, Goldberg & Lehman Subdivision City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at a found iron rod located at the centerline intersection of Cross Street (60' R.O.W.) and Quail Avenue (60' R.O.W.), **THENCE**, leaving said centerline intersection and along the centerline of Quail Avenue, South 86°43'58" East, a distance of 660.22 feet to a point, **THENCE**, leaving said centerline of Quail Avenue, South 02°08'00" West, a distance of 30.01 feet to a found iron rod located at the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, South 86°43'58" East, a distance of 867.34 feet to a point;

**THENCE**, South 03°16'02" West, a distance of 233.80 feet to a point;

**THENCE**, North 86°43'58" West, a distance of 168.00 feet to a point;

**THENCE**, South 03°16'02" West, a distance of 200.00 feet to a point;

**THENCE**, South 86°43'58" East, a distance of 18.00 feet to a point;

**THENCE**, South 03°16'02" West, a distance of 424.63 feet to a point;

**THENCE**, South 40°03'08" West, a distance of 131.83 feet to a point;

**THENCE**, North 86°43'58" West, a distance of 357.06 feet to a point;

**THENCE**, South 03°16'02" West, a distance of 221.39 feet to a set iron rod for corner;

**THENCE**, North 86°52'18" West, a distance of 359.84 feet to a set iron rod for corner;

**THENCE**, South 86°00'50" West, a distance of 464.81 feet to a set iron rod for corner;

**THENCE**, North 86°43'58" West, a distance of 46.17 feet to a set iron rod for corner;

**THENCE**, 31.64 feet along the arc of a curve to the right whose radius is 20.00 feet, whose interior angle is 88°52'30", whose chord bears North 42°17'43" West, a distance of 28.57 feet to a set iron rod for corner;

**THENCE**, North 02°08'32" East, a distance of 386.35 feet to a set iron rod for corner;

**THENCE**, South 86°43'58" East, a distance of 208.78 feet to a set iron rod for corner;

**THENCE**, North 02°08'32" East, a distance of 208.74 feet to a set iron rod for corner;

**THENCE**, South 86°43'58" East, a distance of 421.43 feet to a found iron rod for corner;

Exhibit "A"

03/14/05 18:28 FAX 6338424

CAD CONSULTING

003

THENCE, North 02°08'32" East, a distance of 630.09 feet to the POINT OF  
BEGINNING of the herein described parcel and containing 1,091,741.95 square feet or 25.0629  
acres of land more or less.



Carlos M. Jimenez  
Registered Professional Land Surveyor  
Texas No. 3950

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